



Heron Wharf,
, Nottingham
NG7 1GF

£140,000 Leasehold



A well maintained one bedroom apartment with views out to Castle Marina.

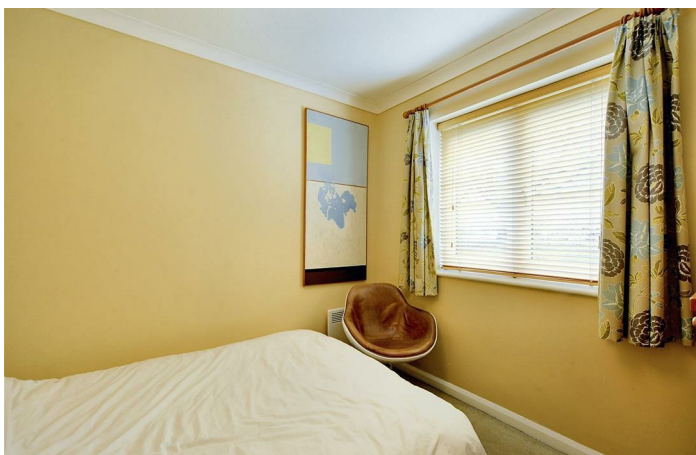
Situated a short journey from Nottingham City Centre, you are positioned with a wealth of local amenities on your doorstep including shops, public houses, healthcare facilities, restaurants, and transport links.

This modern apartment would be considered an ideal opportunity for a large variety of buyers including first time purchasers, young professionals or anyone looking to add to a buy to let portfolio.

In brief the internal accommodation comprises: entrance hall, open plan kitchen and living space, one double bedroom and bathroom.

Outside the property is a communal garden, incredibly well maintained by the management company, with allocated residents parking and balcony from the living space.

Having been owner occupied for a number of years, this lovely property comes to the market with the advantage of no upward chain and is well worthy of an early internal viewing.



Entrance Hall

Entrance door through to a carpeted entrance hall with wall mounted electric heater and access to cupboard housing the water tank.

Open Plan Living Space

19'5" x 9'11" (5.93m x 3.03m)

Living Space

Carpeted room, with wall mounted electric heater and UPVC double glazed sliding door to the balcony.

Kitchen Space

A range of wall and base units with work surfacing over and tiled splashbacks, with breakfast bar, one and half bowl sink with drainer and mixer tap and inset electric hob. Space and fittings for freestanding appliances to include fridge, freezer, microwave, washing machine and dryer. UPVC double glazed window to the rear aspect and access to large understairs storage cupboard.

Bedroom One

9'2"x 8'4" (2.80m x 2.55m)

A carpeted double bedroom, with wall mounted electric heater and UPVC double glazed window to the front aspect.

Bathroom

Incorporating a three-piece suite comprising fitted sink and WC unit, walk in electric power corner shower, tiled flooring with underfloor heating, fully tiled walls and UPVC double glazed window to the front aspect.

Outside

Outside the property is a communal garden, incredibly well maintained by the management company, with allocated residents parking and balcony from the living space.

Material Information:

Leasehold

Property Construction: Brick

Water Supply: Mains

Sewerage: Mains

Heating: Mains Gas

Solar Panels: No

Building Safety: No Obvious Risk

Restrictions: No Title, No Pets, No Air B&B.

Rights and Easements: None

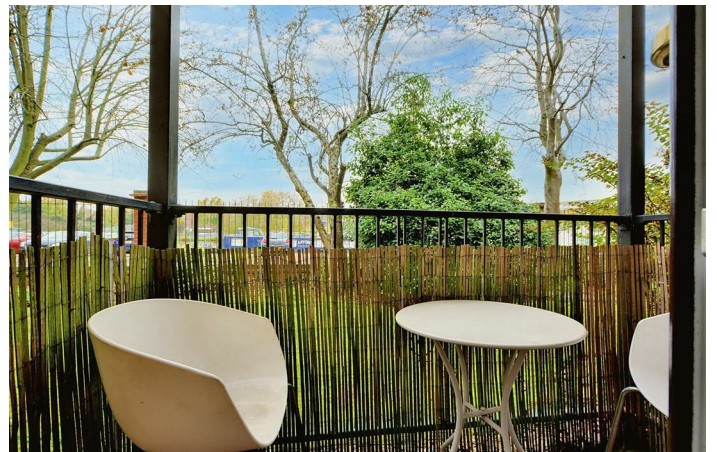
Planning Permissions/Building Regulations: None

Accessibility/Adaptions: None

Has the Property Flooded?: No

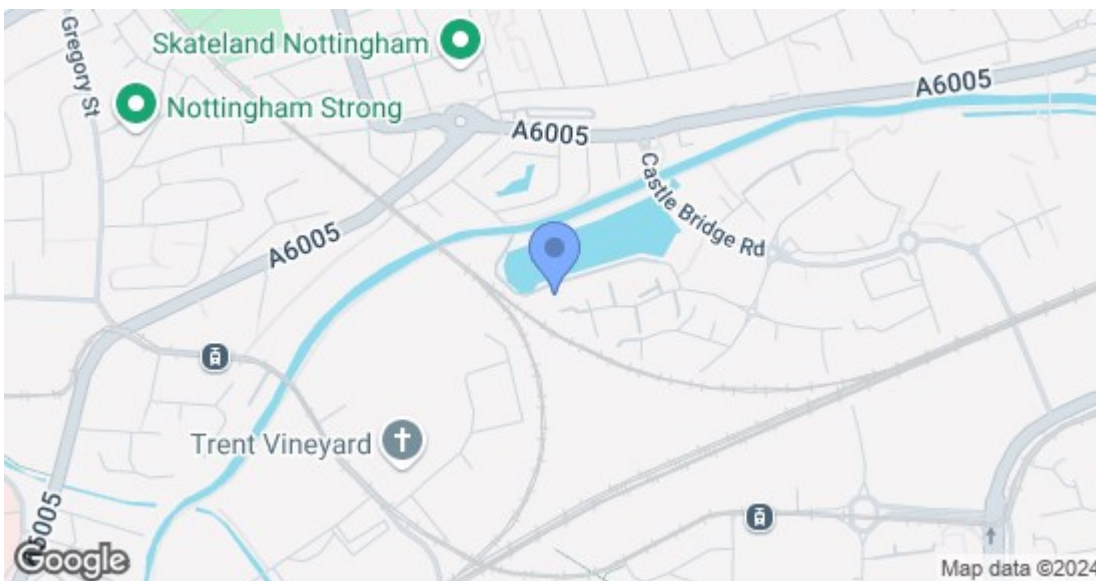
Disclaimer:

These details and Key facts are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Full material information is available in hard copy upon request.





GROUND FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		73	79
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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